



TOWN OF WEARE
PLANNING BOARD
ZONING BOARD OF ADJUSTMENT
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Land Use Coordinator

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Monday
thru
Friday
8 AM – 4:30 PM

**PLANNING BOARD
MINUTES
March 12, 2008
(Approved as amended 3/27/08)**

PLANNING BOARD PRESENT: Paul Morin, Chairman; Frank Bolton, Vice Chairman; George Malette, Secretary; Tom Clow, Ex Officio; Craig Francisco; Neal Kurk, Alternate; Arthur Townes, Alternate

CONSERVATION COMMISSION PRESENT: Andy Fulton, Chairman; Andrea Alderman, Vice Chairman; Steve Najjar; John Ciampi

GUESTS: Atty. Scott Hogan, Atty. Byron Bedard, Art Siciliano, Glenn Morrell, Tom Carr

I. CALL TO ORDER:

Chairman Paul Morin called the meeting to order at 7:00 PM at the Weare Town Office Building.

II. JOINT MEETING WITH CONSERVATION COMMISSION:

HIGH ROCK DEVELOPMENT– SUBDIVISION (CONTINUED HEARING),
TWIN BRIDGE ROAD, #110-077:

Scott Hogan addressed members of the Board and the Conservation Commission on behalf of the applicant. Two draft easements were distributed for review. One easement applied to all of the open space parcels and the second document only applied to the three parcels with lake frontage. This fee would be owned by High Rock granting rights to enforce to Daniels Lake Corporation with the Town retaining an executory interest. There was much discussion about whether the public would have access to this shorefront area for walking, wading or other low impact activities. Byron Bedard said that the lakefront owners had experienced difficulties with enforcement and that they were considering self policing measures such as fences or berms. After more discussion, all agreed that the lake could be legally accessed from the bridge at Rte. 114 and that parcel 3 to the north was already bisected by a lagoon. Byron Bedard and Scott Hogan agreed that the shorefront parcels could be treated as four parcels with the first two being the dam parcel and the utility easement parcel. Both of these could be transferred to the residents on Daniels Lake. Parcel 3 would encompass the shorefront south of the lagoon, which would not be open to public access but would be considered open

space. Parcel 4 would be north of the lagoon and would be considered open space with public access. The applicant will make changes to the plans and easements in preparation for the continued Planning Board hearing on March 27th.

III. ADJOURNMENT:

Chairman Morin adjourned the Planning Board meeting at 9:00 PM.

Respectfully submitted,

Paul Morin
Planning Board Chairman